



## SITUATION

Located close to the junction with Porters Avenue opposite the **Roundhouse Pub** within this established shopping centre and close to a **Co-operative Supermarket** as well as a host of local traders all serving the surrounding residential area.

Dagenham is a popular residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with modern rear extension and separate rear access to a **Self-Contained Flat** on the first and second floors.

There is a rear service road for unloading, off street parking for 1 car and a rear yard.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'8"
Internal Width	16'10"
narrowing to	13'7"
Shop Depth	37'10"
Built Depth	56'9"
WC	

### First and Second Floor Flat

3 Bedrooms, Living Room, Kitchen, Bathroom, WC

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **2 Individuals (sublet to Coral Estates Ltd)** for a term of 99 years from 24th June 1935 at a fixed ground rent of **£30 per annum** exclusive.

**Valuable Reversion in approx. 9½ years**

# Reversionary Ground Rent Investment

The Surveyors dealing with this property are  
**John Barnett** and **Rocco Kay**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Banner Jones  
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